



**APPLICATION** ADMINISTRATIVE  
**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2009-0033

**PROPERTY LOCATION:** 504 John Carlyle Street

**TAX MAP REFERENCE:** 073-04-0C-00

**ZONE:** CDD #1

**APPLICANT:**

Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

**PROPOSED USE:** Convenience Store

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michael R. Vanderpool, Esquire

Print Name of Applicant or Agent  
Vanderpool, Frostick, & Nishanian, P.C.

9200 Church Street, Suite 400  
Mailing/Street Address

Manassas, Virginia 20110

City and State

Zip Code

[Signature]  
Signature

5/26/09  
Date

(703) 369-4738

(703) 369-3653

Telephone #

Fax #

mvanderpool@vfnlaw.com

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

SUP # 2009-0033**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 504 John Carlyle Street, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the AUP/SUP use as  
 (use)  
 described in this application.

Name: MARTIN HOWLE, EXEC. V.P.  
 Please Print PROPERTY RIGHTS, INC.

Phone 703-448-4330

Address: 1921 MARYLOVE RD, VIENNA VA  
22182

Email: MHOWLE@PROPERTYRIGHTS.COMSignature: Date: 6/1/09

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

IYG Holding Co.

4-1-4 Shibakoen

Minato-Ku, Tokyo

Japan 105

72.51% of common stock

SUP # 2009-0033

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

### NARRATIVE DESCRIPTION

**3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)**

See Attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☒ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

Approximately 1,100 to 1,500 customers per day.

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

Maximum of three employees per shift

approximately seven employees total

6. Please describe the proposed hours and days of operation of the proposed use:

Day: 365 Days per year

Hours: 24 Hours a day

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No significant noise beyond that generated by typical retail business  
activities.

- B. How will the noise be controlled?

No significant noise from patrons anticipated.

8. Describe any potential odors emanating from the proposed use and plans to control them:

No significant odors generated by use.

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9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical solid waste from small retail establishment (consisting largely of  
paper, cardboard and plastic).

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- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Approximately 32 yards of trash and 16 cubic yards of recyclables per week.

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- C. How often will trash be collected?

Once a day pick ups

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- D. How will you prevent littering on the property, streets and nearby properties?

Applicant will have employees pick up litter twice a day on property, within 75"  
of the store front entrance.

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10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Store will have closed circuit TV and monitored alarm system

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## ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Alcohol sales from 6AM to 12 Midnight

ABC License for off premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

5 Standard spaces (In Garage, underneath building)  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☒ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1 Loading Zone

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No



B. Where are off-street loading facilities located? Loading zone adjacent to store

C. During what hours of the day do you expect loading/unloading operations to occur?

10AM to 10PM

Large truck deliveries are scheduled to comply with the City's noise ordinance.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Once a day

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing access is adequate.

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? 0 square feet.

18. What will the total area occupied by the proposed use be?

Approx. 3328 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3328 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: None

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: The Condominiums at Carlyle Square

End of Application



**ADMINISTRATIVE SPECIAL USE APPLICATION  
7-Eleven, Inc.**

**504 John Carlyle Street, Alexandria**

**WRITTEN NARRATIVE  
May 27, 2009**

**7-Eleven, Inc. Proposes A Store At Carlyle Square**

7-Eleven, Inc. ("7-Eleven" or "Applicant"), is the lessee of a portion of the property identified as "THE CONDOMINIUMS AT CARLYLE SQUARE," City of Alexandria Tax Map Parcel Number 073.04.0C.34. The area leased by 7-Eleven has the street address of 504 John Carlyle Street, Alexandria, Virginia (hereinafter "Store"). The Store is located in the south east quadrant of the intersection of John Carlyle Street and Ballenger Street, being the street level space in the north west corner of the recently constructed four story residential and retail condominium building.

**The Store Can Be Administratively Approved**

7-Eleven requests approval of an Administrative Special Use Permit (ASUP) to occupy, open, and operate a new use of a convenience store. This request is under the requirements of condition 102A of the Carlyle Master Plan Approval as amended June 12, 2004 (SUP2004-0028) that allows administrative approval by the director of Planning and Zoning for commercial activities that involve a high degree of pedestrian activity.

Under condition 102A the requirements of administrative approval of a commercial activity are:

<u>Condition 102A The Requirements</u>	<u>How the proposed 7-Eleven, Inc. store complies</u>
1. The use must provide goods or services to the general public.	The 7-Eleven store is open 7 days a week, 24 hours a day selling a variety of goods, food, and beverages to the general public.
2. The business is consistent with the high quality requirements, design, and character of Carlyle	The 7-Eleven store is located in the newly constructed Condominiums At Carlyle Square. There will be no alterations to the building facade.
3. The primary entrance for the business shall open onto a public sidewalk or retail lobby or court.	The 7-Eleven store entrance opens directly onto the sidewalk at the northwest corner of the residential and retail condominium building.
4. Exterior signage, oriented to the public sidewalk shall be provided	Signage for the 7-Eleven store will be located over the sidewalk entrance oriented to the public sidewalk.
5. Windows shall not be opaque or otherwise obstructed. Well maintained window displays or open views into the tenant space shall be provided.	The 7-Eleven store will have well maintained window displays or open views into the store.
6. Pawn shops, laundromats, locksmiths, musical instrument repair, furniture upholstering shops are prohibited.	The 7-Eleven store is not a prohibited use.

The Store Is Consistent with the Zoning

The Store contains approximately 3,328 square feet of retail space located in the existing Condominiums At Carlyle Square building; the building was constructed in 2006. The Condominiums At Carlyle Square lie in the City of Alexandria Duke Street Coordinated Development District (CDD-1).

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### And The Neighborhood

The immediate area is a one comprised largely of street level commercial uses with residential in the floors above the commercial uses. The Store is a new convenience store use to be located in currently vacant space in the newly constructed condominium building. The Store will provide a valuable, convenient, and walkable service to residents of the newly emerging community in the immediate area.

### The Store Generates Positive Pedestrian Activity

The 7-Eleven proposes a urban convenience retail store selling a variety of goods including food and beverages. The Store is intended to provide quick and convenient shopping and goods are typically purchased in small quantities by customers typically residing or working in the immediate area. Food and beverages are purchased for consumption off premises. The Store is proposed to be open 24 hours a day, 365 days a year, providing superlative "after hours" walk-up convenience for the nearby residents and promoting legitimate pedestrian traffic during period when other commercial activities may be dormant. The Store will have an A.B.C. license for off premises sell of beer and wine between the hours of 6:00 a.m. and midnight.

### The Store Will Not Alter The Building Façade

The Store building's existing façade is illustrated in the attached color photos. There will be no facade improvements or changes other than approved signage. The standard color 7-Eleven sign will be placed above the Store entrance.

### Landscaping Will Be As Previously Approved

Because 7-Eleven is merely leasing space in an already approved building the landscape

plantings and streetscape fixtures will be, and remain, as shown on the approved site plan for "THE CONDOMINIUMS AT CARLYLE SQUARE".

#### The Previously Approved Site Plan Provides Parking

The approved parking as shown on the approved site plan for "THE CONDOMINIUMS AT CARLYLE SQUARE," is adequate for the Store's level of operations. 7-Eleven is assigned 5 spaces in the parking garage located beneath the condominium building. The areas available to the Store are labeled as "RED AREAS/ DESIGNATE RETAIL PARKING" as shown on the attached exhibit.

#### Waste Management Will Be Provided

Trash generated is typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash is picked up by a private hauler once per day. Store employees perform a minimum of two litter walks per day to pick up litter within 75 feet of the Store entrance.

#### The 7-Eleven, Inc. Store Should Be Approved

With approval of the requested ASUP, the nature of the proposed convenience store use and its scale of operations will be not only compatible with the neighborhood and the existing uses in the surrounding area, but will provide an essential service to the emerging residential commercial community.